

**CAPITAL DEVELOPMENT AUTHORITY  
(DIRECTORATE OF COORDINATION)**

No.CDA-1197/BM-Coord/2010/

Islamabad,

Dec:

2010.

**Subject:- MINUTES OF THE 23<sup>RD</sup> MEETING OF  
CDA BOARD FOR THE YEAR 2010.**

The 23<sup>rd</sup> meeting of CDA Board for the year 2010 was held on Tuesday, the 21<sup>st</sup> December, 2010 at 9.00 a.m in the Jinnah Convention Centre, Islamabad.

2. Following attended:-

- 1) Mr. Imtiaz Inayat Ellahi,  
Chairman, CDA. In Chair
- 2) Mr. Saeed-ur-Rehman,  
F.A / Member
- 3) Mr. S.M. Farooqi,  
Member (Estate).
- 4) Mr. Abdul Jabbar Malano,  
Member (Engineering) / (P&D).
- 5) Mr. Shaukat Ali Mohmand,  
Member Administration.
- 6) Mian Waheed-ud-Din,  
Member Environment.

- 7) Mr. Riaz Ahmed Javed,  
Director Coordination (Council),  
On behalf of Secretary CDA Board.

3 The following officers were in attendance and participated:-

- 1) Lt. Col. (Retd) Arshad Nasim,  
Consultant (Engineer).
- 2) Mr. Ghulam Sarwar Sandhu,  
DDG(Planning).
- 3) Mr. Muhammad Hayat Waraich,  
Director HRD.
- 4) Mrs. Najma Azhar,  
Director (Estate Management-I).
- 5) Mr. Ramzan Sajid,  
Dy. Director (Public Relations).

4. Mr. Shahbaz Tahir Nadeem, Director (Dev), ICT, Islamabad on behalf of Chief Commissioner (ICT), Islamabad attended the meeting and Commissioner, Rawalpindi could not attend the meeting.

5. Meeting commenced with the recitation from the Holy Quran by Mr. Riaz Ahmed Javed, Director Coordination (Council), CDA.

6. Then the agenda items were taken up for discussion and following decisions were taken:-

9838/1197/BM/10'  
21-12-'10/23<sup>RD</sup>

**6.1 AMENDMENTS IN ZONING REGULATIONS, ZONE-III, ISLAMABAD.**

**DECISION**

The Board approved the following parameters of land uses of Sub-Zone-A of Zone-III proposed by Dy. D.G (Planning):-

**Planning Parameters for the Proposed Land Uses in Sub zone-A of Zone-3**

**FARM HOUSING**

■ Minimum size of the scheme	1500 kanals
■ Minimum plot size	4 kanals
■ Permissible Plot coverage	25 %
■ Number of storey	B+G+1
■ Permissible area for planning of plots	55% (max)
■ Commercial area	4% (max)
■ Public building area	5% (min)
■ (mosque, hospital, community centre/wedding hall	
■ Enquiry offices, STP, school/college)	

**Planning Parameters for the Proposed Land Uses in  
Subzone-A of Zone-3**

**FARM HOUSING**

- |                                     |           |
|-------------------------------------|-----------|
| ■ Roads                             | 26% - 29% |
| ■ Graveyard                         | 2% (min)  |
| ■ Park, Playgrounds and nullahs etc | 8%        |

**Planning Parameters for the Proposed Land Uses in  
Subzone-A of Zone-3**

**Apartment Schemes**

- |  |                        |
|--|------------------------|
| ■ Size of the scheme   | 100 kanals             |
| ■ Permissible ground coverage                                | 30% (min)              |
| ■ Permissible commercial and public buildings within the 30% | 4%                     |
| ■ Graveyard  | 2% of the scheme area. |

(STP is to be provided within the project).

- |  |       |
|--|-------|
| ■ Permissible FAR  | 1:2.4 |
| ■ Number of storey   | G+7   |
| ■ Two basements would be allowed for Parking (2 car spaces/apartment) purpose and allied uses. |       |
| ■ Installation of fence would be permissible around the project.                               |       |
| ■ Exterior of the building would be designed to benefit the surrounding environment.           |       |

## PROPOSED AMENDMENT

- Sub Zone-A (Area between Khybana -e-Magrallah and Foothills).
- Country Housing/Farm Housing.
- Wedding Lawns, Solar Energy Parks, Nurseries, Open sports fields etc.
- Golf & Country Club, Five Star Hotel, Medium Rise Apartment (minimum).
- 100 Kanals), etc.
- Public Buildings (hospitals, masajids, educational institutions, multi-purpose community centers etc; with 20% ground coverage).
- Construction of individual houses in and around existing settlement Shah Allah Ditta (within 1 KM of the existing settlement).
- No industrial and environmentally hazardous land use activity would be allowed.

**Action: DDG(Planning)**

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21-12-'10/23<sup>RD</sup>

**6.3**

**ISSUANCE OF FORMAL NOC TO MOTORWAY  
FUELS ALONG MOTORWAY LINK ROAD IN  
SECTOR H-16, ISLAMABAD.**

## DECISION

Dy. D.G(Planning), explained that the permission for land use conversion was issued to M/s Motorway Fuels on 18-11-2008 and further the applicant had also paid the land use conversion fee amounting to Rs. 31,50,000/- prior to the imposition of a ban by the Cabinet Division. The CDA Board after due deliberation decided that since the NOC had been issued to M/s Motorway Fuels and they had also deposited land use conversion charges prior to the ban imposed by Cabinet Division on land use conversion along Kashmir Highway, therefore, the said ban may not apply to the instant case of the applicant for installation of CNG Station on the land measuring 225' X 240' along Motorway link road in Sector H-16.

**Action: DDG(Planning)**

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21-12-'10/23<sup>RD</sup>

**6.4**

### **PERMISSION FOR CNG IN WHOLE SALE MARKET I-11, ISLAMABAD.**

## DECISION

The Board discussed the case in detail and directed DDG(Planning) to study / re-examine the case of whole area allotted for Grain Whole Sale Market for conversion into commercial area and afresh case be placed before the Board in the next Board meeting.

**Action: DDG (Planning)**

**6.5**

### **ISSUANCE OF NO OBJECTION CERTIFICATE (NOC) FOR DEVELOPMENT OF GULBERG, ISLAMABAD, SPONSORED BY INTELLIGENCE BUREAU EMPLOYEES COOPERATIVE HOUSING SOCIETY ZONE-5, ISLAMABAD.**

**6.6**

### **ALLOTMENT OF PLOT NO. 10, INDUSTRIAL AREA, I-11/4 FOR ILYAS COLD STORAGE.**

**6.7 APPROVAL OF MIXED USE DEVELOPMENT  
PROJECTS IN SECTOR E-11, ISLAMABAD.**

**6.8 MULTI PURPOSE WEDDING HALL IN SECTOR  
G-6, ISLAMABAD**

The above four items i.e. Item No. 6.5 to 6.8 were deferred.

**6.9 ALLOTMENT OF PLOT OUT OF CDA LOW PAID  
EMPLOYEES HOUSING SCHEME (SAEEDA  
BIBI).**

9842/1197/BM/10'  
21-12-'10/23<sup>RD</sup>

## **DECISION**

The Board approved the allotment of plot to Mst. Saeeda Bibi, widow of Late Piran Ditta (Ex-Horticulture Supervisor) according to her entitlement. Dy. D.G (Planning) was directed to create a plot according to her entitlement in any developed sector in Islamabad.

**Action: DDG(Planning)**  
**Director (E.M-I)**



**6.10 ISLAMABAD BUS RAPID TRANSIT.**

**DECISION**

The Board principally agreed with the proposal of Consultant Engineer and further directed that detailed presentation be made in the presence of S.P (Traffic) and Chief Commissioner (ICT), Islamabad in the next Board meeting.

**Action: Consultant (Engr)**

7.           **The meeting concluded with a word of thanks to and from the Chair.**